

BROCKTON CONSERVATION Commission
Wednesday, June 16, 2021 at 6 PM
G.A.R. Room, 2nd Floor, City Hall, 45 School Street
MINUTES

This meeting is being scheduled as an in-person only meeting at City Hall because the COVID-19 protocols for remote meeting attendance/participation will end on June 15, 2021, unless extended by State action.

Members present: Chairperson Stephanie Danielson, Laura Biechler, Joanne Zygmunt and Drew Ambrose. Also present were Agent Megan Shave and Admin Pamela Gurley.

Review & Approval of Meeting Minutes – 5-19-21

A motion was properly made (Biechler) seconded (Ambrose) and unanimously passed to accept the minutes from 5-19-1.

Enforcement Order Ratification – 82 Ames Street

Bob Rego said that they received the enforcement order and said they misunderstood what was allowed; he said fill was placed in BLSF and it will be removed and they will file an NOI.

Joanne Zygmunt asked about the intended use of the site and was told parking (automobile storage); that it is currently leased.

A motion was properly made (Zygmunt) seconded (Ambrose) and unanimously passed to ratify the enforcement order.

Emergency Certification Update – 108/109 Oak Lane

Megan Shave said that she was notified of a release of gasoline at the Chateau Westgate apartments; she said she issued an emergency cert to allow for excavation of soils within the 25' BZ' she said erosion control was installed and it is still up and that she needs to follow up with the LSP.

1. Request for Certificate of Compliance – **Continued to July 21st**

Property: 86 (Lot 3) Melrose Ave

Project: Single-Family House

Applicant/Representative: Absolute Builders / Curley & Hansen Surveyors

2. Request for Complete Certificate of Compliance

Property: 2020 Main Street

Project: Commercial building addition

Applicant/Representative: Nathan Realty Trust / Strong Point Engineering

Eric Dias said the project was completed with all applicable requirements; he said that the Commission previously agreed to issue a partial COC and impose a new condition of ongoing monitoring; he said he is here tonight asking for reconsideration for issuance of a full COC. He said he consulted with Mass

DEP who stated that the condition for monitoring should have been in OOC, that the project was completed as originally approved.

The chair said that they could issue a full COC with a condition of ongoing monitoring and reports. The agent said the second part of the proposed ongoing conditions was the hand pulling of invasives; she said that she feels that that condition falls under special condition D8; she said that the bigger discussion is the monitoring. Joanne Zygmunt said that the Commission has done this before and does not see it as a problem.

Eric Dias said they are just looking for the full certificate; they have no issue with ongoing monitoring but would like a cap of two years on the monitoring.

A motion was properly made (Zygmunt) seconded (Biechler) and unanimously passed to issue a full COC with standard ongoing conditions and a condition for two year monitoring and hand pulling of invasives per condition D8.

3. Abbreviated Notice of Resource Area Delineation - **Continued to July 21st**

Property: Map 003-049 Pleasant Street

Applicant/Representative: Blackledge, LLC / Coneco Engineers & Scientists

4. Notice of Intent – **Continued to July 21st**

Property: Plot 2 Belgravia Ave

Project: Single Family Homes & Roadway

Applicant/Representative: Buskull Properties / Silva Engineering, Curley & Hansen

5. Notice of Intent – **Continued to July 21st**

Property: 940 Belmont Street (VA Hospital)

Project: Roadway improvements (McGauley Way / Cape Cod Road)

Applicant/Representative: Monument Construction / JK Holmgren Engineering

6. Notice of Intent – **Continued to July 21st**

Property: 135 Elliot Street

Project: Multi-family residential development

Applicant/Representative: Fenton Associates, LLC / JK Holmgren Engineering

7. Notice of Intent

Property: Lot 84 Thatcher Street

Project: Single-family house

Applicant/Representative: Eugene Flynn / Environmental Consulting & Restoration

Brad Holmes said the application is for the construction of a single family home in BZ to BVW. He said they have reduced the size of house to reduce work in BZ and the driveway was relocated; they are proposing a full foundation at grade and the grading of the site goes up from there; a portion of the site includes a driveway now, so he said there won't be much additional disturbance; the application includes a dewatering detail.

The agent said she was concerned about overall site management, removal of debris, and still has concerns about management of fill and grading; she said the house has been moved farther from 25' BZ; they have raised the elevation of the cellar and are now proposing more fill; she said she needs to know how they intent to stockpile and manage fill on a site like this; she is looking for a designated stockpile area. She said although not all are Con Com issues, she gave the applicant the DPW's concerns regarding the site which included the effect of runoff to the adjacent property, roof infiltration, and lack of a City easement to access the existing drainage structure.

The chair said she would like to see erosion control along the easterly property line and a designated stockpile area showing on the plan.

Brad Holmes said that they will use the area around the back and front for stockpiling; he said he has no comment on easement and can address roof infiltration. He said that the fill will be used to go around the foundation. The chair said that they may need erosion control along the front of the property under MS4.

Brad Holmes asked if the Commission would consider closing the hearing and issuing pending receipt of a new plan with updates. The chair said that historically the Commission wants to see the final plan before issuing. The agent said that the revised plan should show as much detail as possible for the contractor to avoid issues that have been observed at similar sites. The chair also recommended that there be a condition included that any debris from the site street is to be swept daily.

Continued to July 21, 2021 by agreement of the parties.

8. Notice of Intent – Continued to July 21st

Property: 132 Campanelli Industrial Drive

Project: Industrial Redevelopment – Loading docks, trailer storage & stormwater improvements

Applicant/Representative: MCP II Campanelli, LLC / Kelly Engineering Group

9. Notice of Intent

Property: 53 Cypress Drive / 300 Rockland Street

Project: 4 Lot Subdivision

Applicant/Representative: George Haikal / ET Engineering

Azu Etoniru said the application is for a four lot subdivision on portions of 300 Rockland St. and 53 Cypress Dr. He said there is a proposed new road to provide access to two new house lots and the existing homes. He said there is a wetland system located in the mid section of the subdivision. He is proposed a stormwater system, the recharge of roof drains for the new houses, a drainage basin to be located on the north side of the cul de sac and second basin on SE side of the curve of the cul de sac. He said that the wetlands delineation was done in November 2020; in March 2021 Andy Sargeant (from his office) did test pits (sheet 7); he said they have received the comments from the agent and received BETA's review. He said they are respecting the 25' no touch buffer zone, that the wall does not encroach into the 25' buffer and they have no problem with an environmental monitor.

Megan Shave said that most of her comments relate to impacts to the 25' buffer; she said she is looking for an inset plan of the wall and drainage installation to show footprint size and layout; she said the two basins have outfalls at the 25' area; she said that stormwater compliance is important to the project because the basins outfall into the 25' buffer zone.

Joanne Zygmunt said that her concerns were addressed by the agent; she said that she is looking for more room between the wall and the 25' buffer.

The chair said that the roadway looks large compared to the house size and said she has an issue with the size of the road; she said she would like to see a smaller layout; she suggested that they show fire truck access and turning.

Dave Cruise spoke and said he was a direct abutter and the outfall from the basin is 5' above his back property line; how will they be keeping the water from entering his property. The chair said that BETA was still reviewing the application.

John Buckley asked if the BETA reports were on line and said he would like copies. The Commission confirmed that the reports could be posted on the public drive.

Continued to July 21, 2021 by agreement of the parties.

10. Notice of Intent

Property: 634/648 Summer Street

Project: Solar power-generating facility

Applicant/Representative: 648 Summer Street, LLC / SITEC

The chair said that as an abutter to this property she had to recuse herself. As there were only three members remaining there was no longer quorum. The applicant asked to be advised prior to the July meeting if quorum is an issue.

Continued to July 21, 2021 by agreement of the parties.

The Chair said that the Commission should be holding yearly elections for chair and vice chair and asked that it be added to an upcoming agenda.

Meeting adjourned.

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.